

**CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
City Council Chambers- City Hall  
Chicago, Illinois 60602  
MARCH 18, 2010  
1:00 P.M.  
Minutes**

**PRESENT**

Linda Searl, Chair  
David Weinstein  
George Migala  
Chris Raguso  
Gracia Shiffrin  
Nancy Pacher  
John Nelson  
Patricia Scudiero  
Doris Holleb

**ABSENT**

Smita Shah  
Leon Finney  
Tom Powers  
Alderman Edward Burke  
Alderman Patrick O'Connor  
Alderman Mary Ann Smith  
Alderman Ray Suarez  
Alderman Daniel Solis  
Alderman Bernard Stone  
Terry Peterson  
Timothy Mitchell

- I The Chairman called the meeting to order at 1: 10 PM and then undertook a roll call to establish the presence a quorum. The hearing commenced with nine (9) members present.
- II A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on March 18, 2010.
- III The Minutes of the February 18, 2010 Hearing were approved unanimously.

**MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:**

**THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 4 WERE APPROVED BY A 9-0 OMNIBUS VOTE.**

**Amended Redevelopment Acquisition Map**

- 1. Amendment Number 3 to the Redevelopment Plan for the Belmont-Sheffield Redevelopment Project Area for the property located at 3208 N. Sheffield Avenue. (Ward 44) (10-018-21)

Tax Increment Finance District Redevelopment Plan and Project

2. Randolph/Wells Redevelopment Project Area (Ward 42) (10-019-21)
  3. The Chicago Lakeside Development Phase 1 (Ward 7) (10-020-21)
  4. West Woodlawn Redevelopment Project Area (Ward 20) (10-021-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 582 submitted by AeroScape-NYC LLC, for the property generally located at 600 East Grand Avenue. The Applicant proposes to construct an amusement ride consisting of a tethered helium balloon with a gondola. The ride will contain an approximately 576 square foot platform with ramp and winch apparatus. The site lies within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District and within Institutional Planned No. 527. There will be no other changes to Institutional Planned No. 527. (42nd Ward) **Approved 9-0, Yeabs – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Scudiero, Shffrin, Weinstein, and Searl**
  2. A proposed Institutional Planned Development and Lake Michigan and Chicago Lakefront Protection Application No. 569 submitted by Northwestern Memorial Hospital for the property generally located at 440-458 East Ohio Street and 441-459 East Ontario Street. The Applicant is proposing to construct a 13-story building containing a daycare center and parking garage with a total of 1,118 parking spaces. The site is located within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (42nd Ward) Institutional Planned Development **Approved 8-0, Yeabs – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Scudiero, Shffrin, and Searl.**  
**Lakefront Application # 569 Approved 8-0, Yeabs – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Scudiero, Shffrin, and Searl**
  3. A proposed Zoning Map Amendment within the Kinzie Industrial Corridor submitted by Thomas R. Bell for the property generally located at 3150-3154 W. Chicago Ave. The Applicant proposes to rezone the property from M1-2 to C3-2 to allow for retail and commercial uses within an existing building. (27th Ward) **Approved**

**7-0, Yeabs – Commissioners Holleb, Nelson, Pacher, Raguso, Scudiero, Shffrin, and Searl**

4. A Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 578 submitted by the Chicago Park District for the property generally located at 4300-4500 South Lake Shore Drive. The Applicant proposes to rehabilitate 1,300 square feet of concrete revetment between E. 43<sup>rd</sup> Street and E. 45<sup>th</sup> Street. The site lies within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (4th Ward) **Approved 7-0, Yeabs – Commissioners Holleb, Nelson, Pacher, Raguso, Scudiero, Shffrin, and Searl**
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
1. A proposed amendment to Residential Planned Development No. 99 generally located at 3965 - 3977 South Dr. Martin Luther King Drive, 4001 - 4025 South Dr. Martin Luther King Drive, 401 - 519 East 40th Street, 414 - 520 East 40th Street, 400 - 480 East 41st Street, and 3964 - 4024 South Vincennes Avenue. The applicant, Bronzeville Associates Limited Partnership, proposes to amend the planned development to incorporate an additional parcel of land within the planned development and is proposing a new site plan to reconstruct 90 of the 607 existing housing units. The applicant proposes to change the zoning of the site from Residential Planned Development No. 99 to RM5 Residential Multi-Unit District prior to re-establishing Residential Planned Development No. 99, as amended. (3rd Ward) **Deferral Approved by an omnibus vote**

Adjournment: 3:30